

# HOUSING NOW

## Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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### Highlights

- Housing starts in the Vancouver CMA trended higher in May 2014
- Multiple-family housing starts in the Vancouver CMA trended higher than April whereas the trend for single-detached housing starts moved down; and
- Housing starts in the Abbotsford-Mission CMA tracked higher in May at 706 units compared to 627 units in April 2014

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Figure 1



\* Seasonally adjusted annual rate

Source: CMHC

<sup>1</sup> The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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## Housing Market Overview

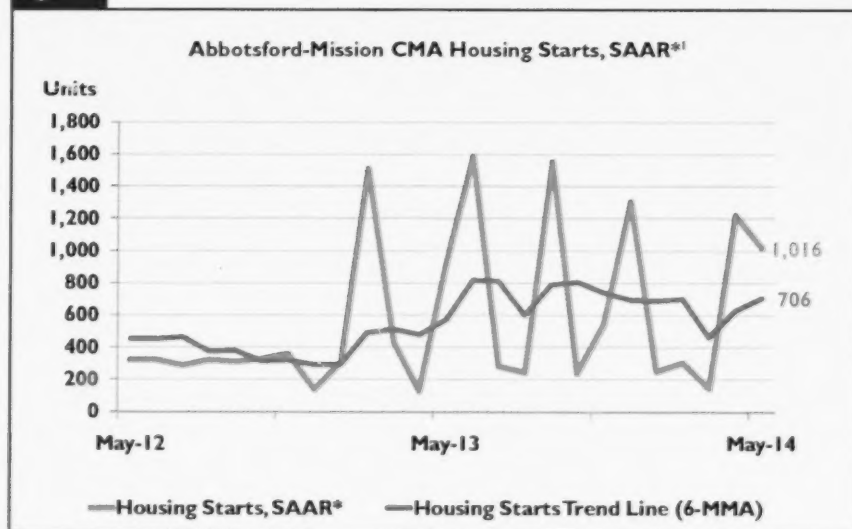
Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,001 units in May 2014 compared to 18,670 in April 2014 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Actual year-to-date housing starts totalled to 7,541 in May 2014, an 11.8 per cent increase compared to last year. The new construction activity was driven mostly by condominium starts in the cities of Burnaby, Richmond, and Coquitlam.

In May 2014, the number of units under construction was at 24,003, 7 per cent higher than it was last year. More than 35 per cent of these units were in Vancouver City.

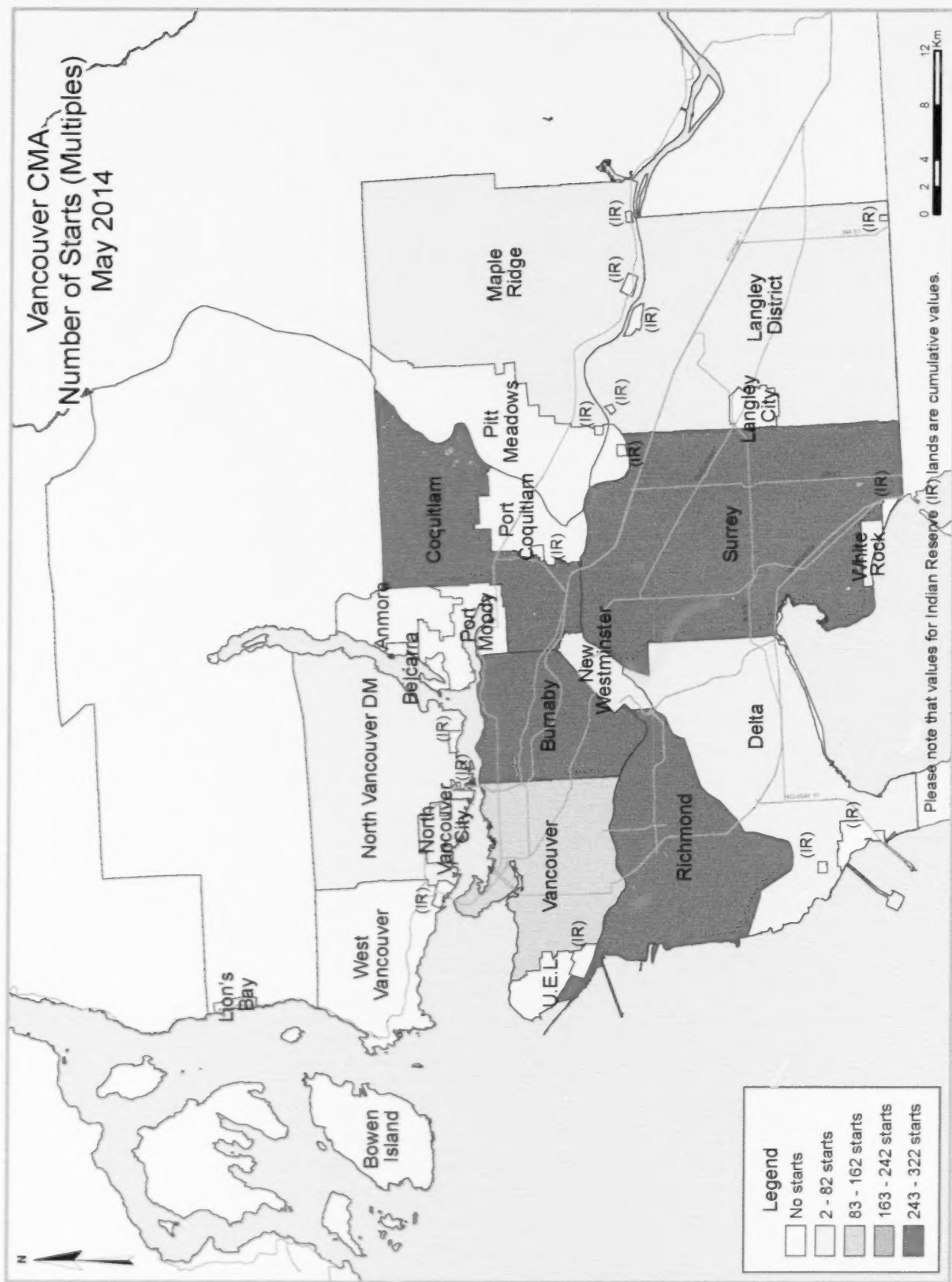
The year-to-date number of new construction housing units completed in May 2014 decreased to 6,736, down from 7,165 units a year ago. Meanwhile, the total number of absorptions increased from 5,835 to 6,168. As a result, the complete and unabsorbed inventory in May 2014 was 15 per cent lower than it was last year.

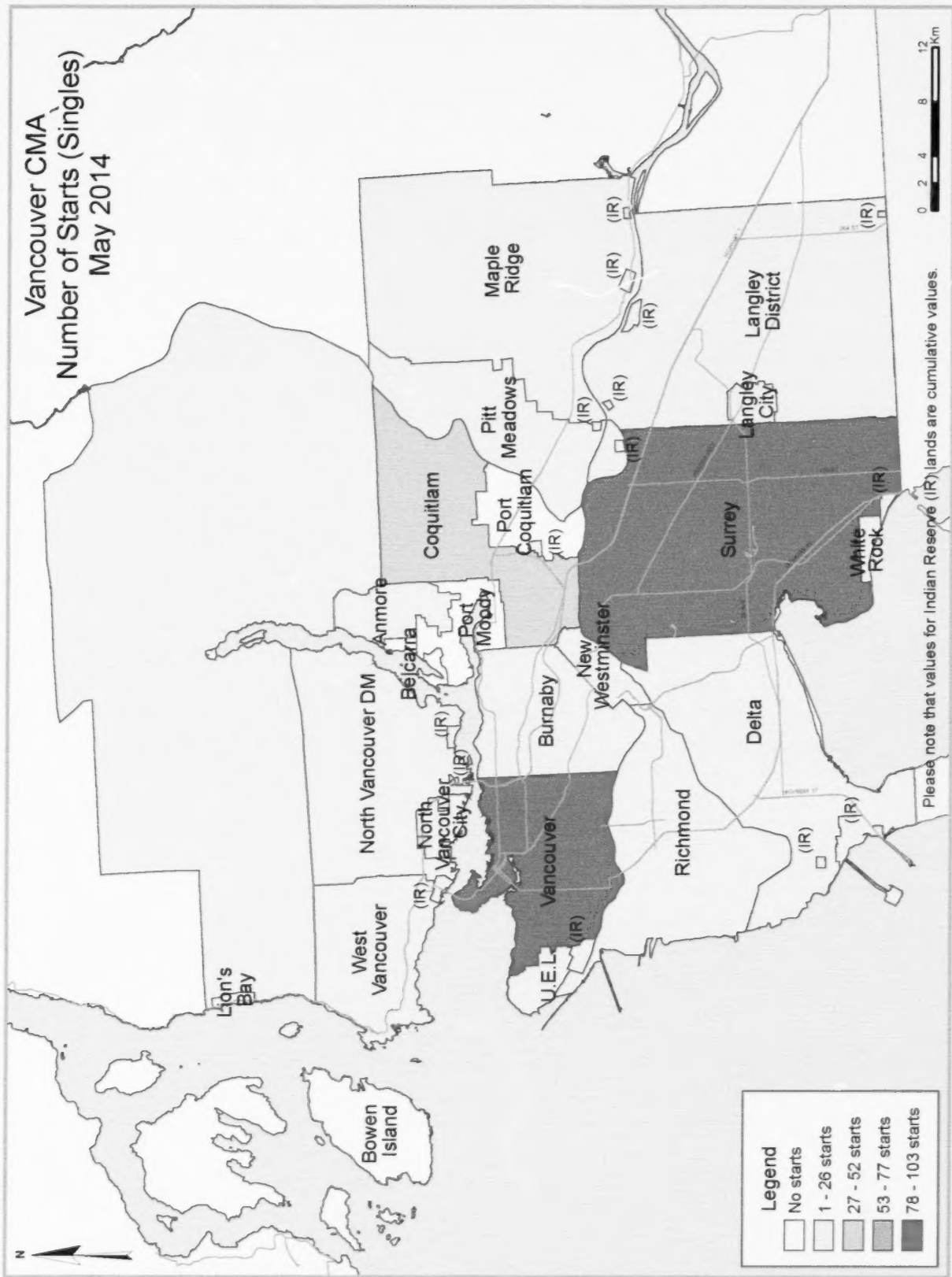
In the Abbotsford-Mission CMA, housing starts were trending at 706 units in May, compared to 627 units in April. Actual year-to-date housing starts in May 2014 totalled 237 and the majority were multiples housing starts. The number of units under construction remained elevated at 669 in May 2014, 20 per cent of which were rental units.

Figure 2

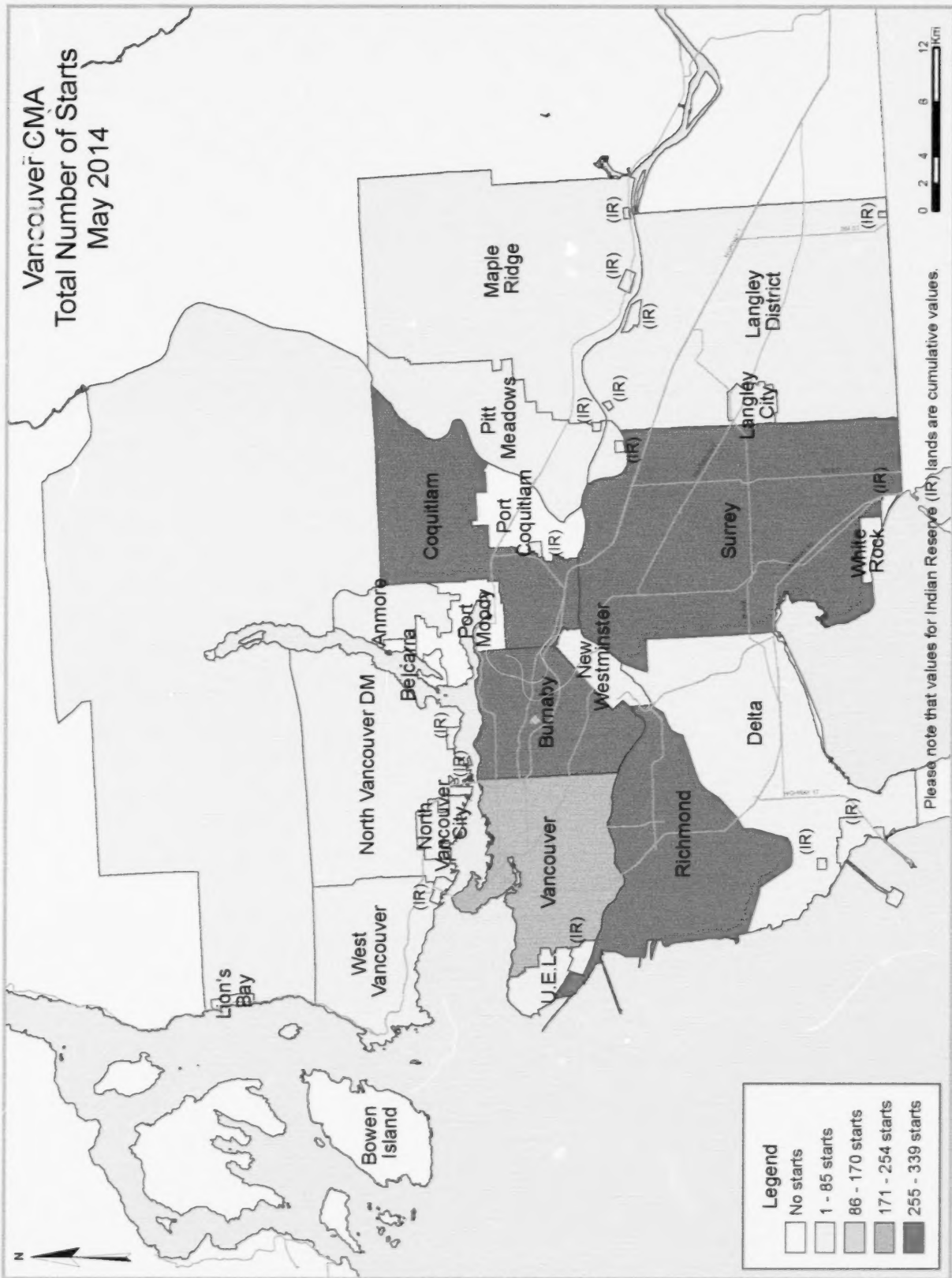


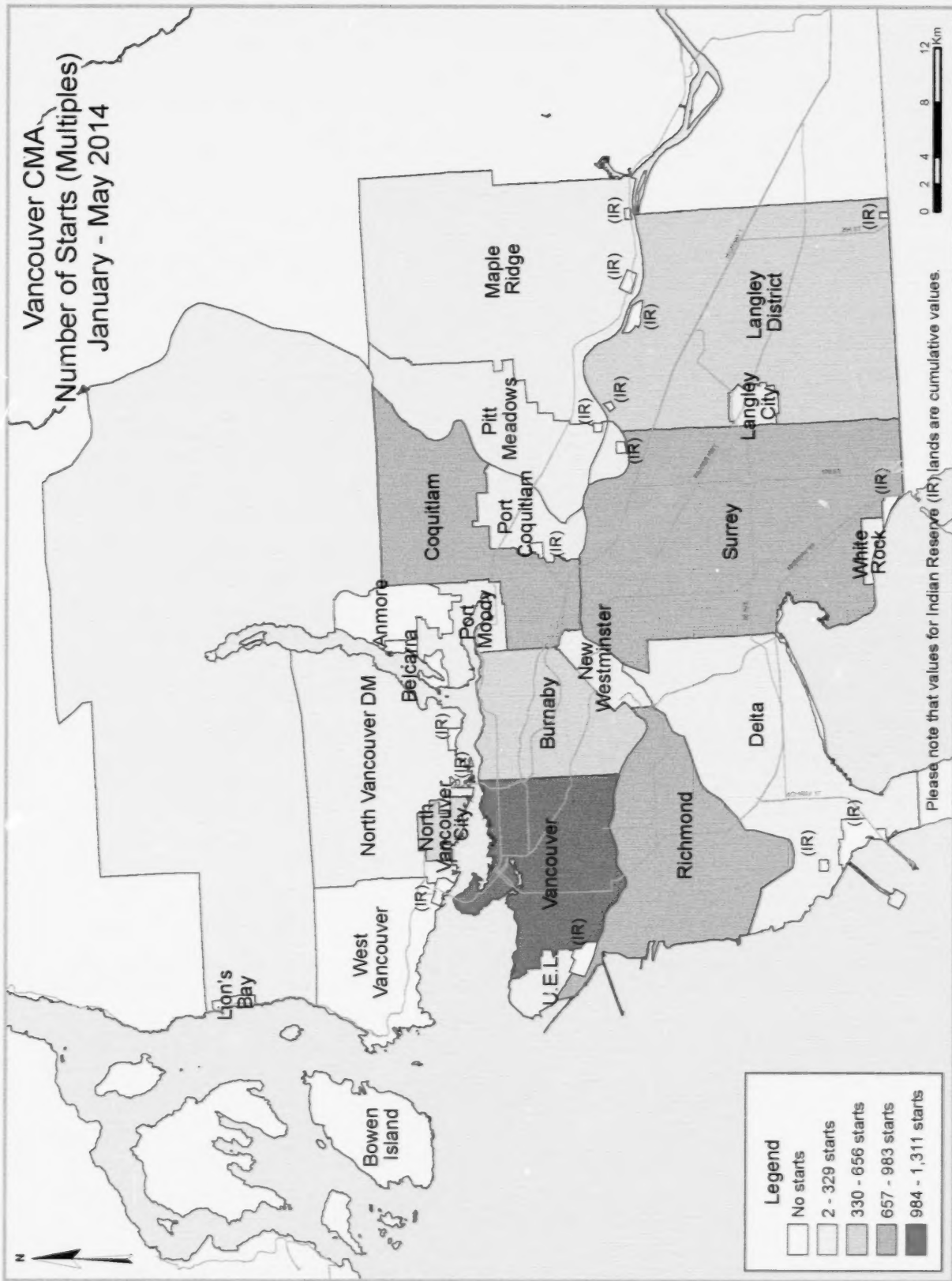
\* Seasonally adjusted annual rate.  
Source: CMHC

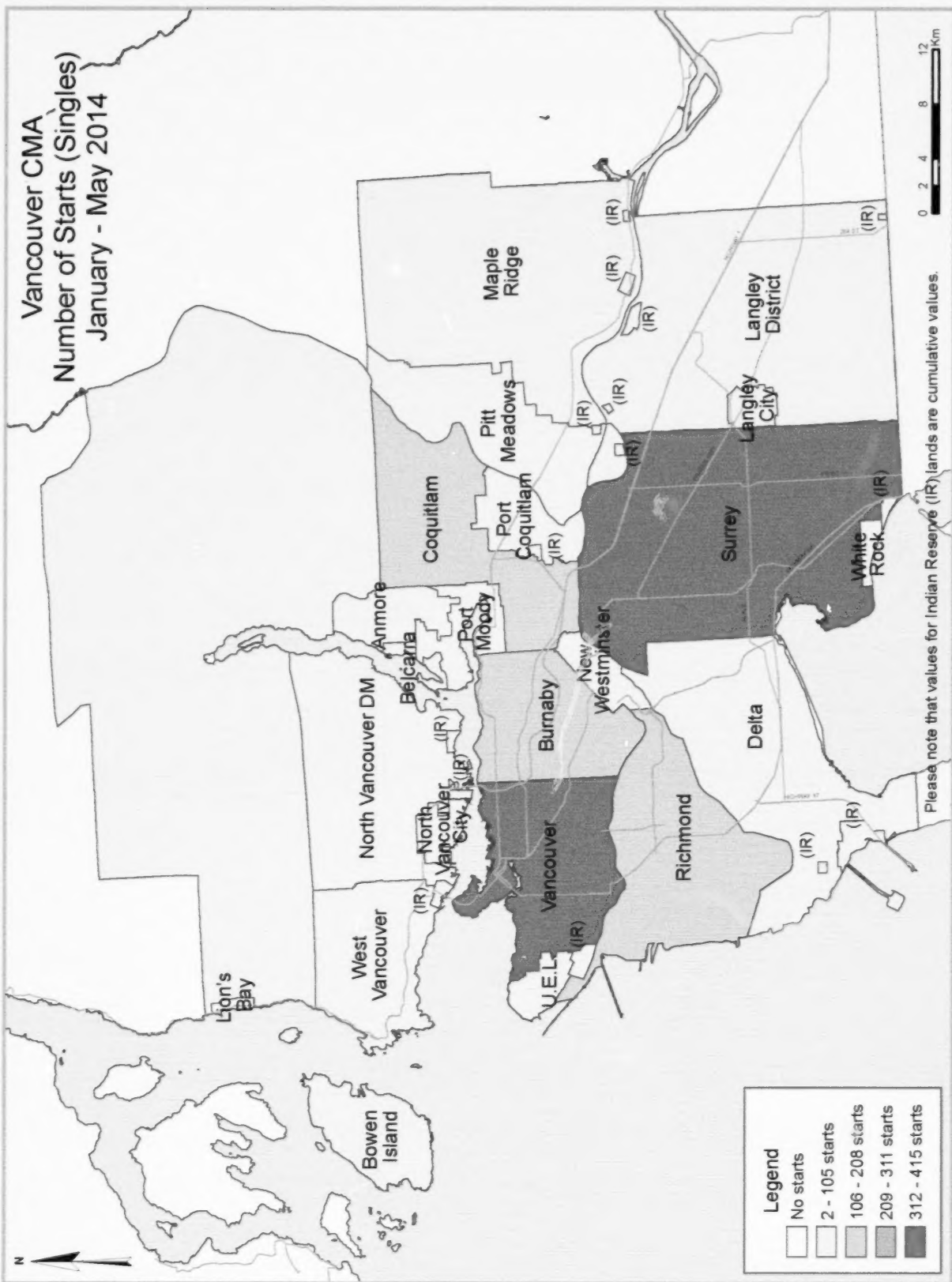


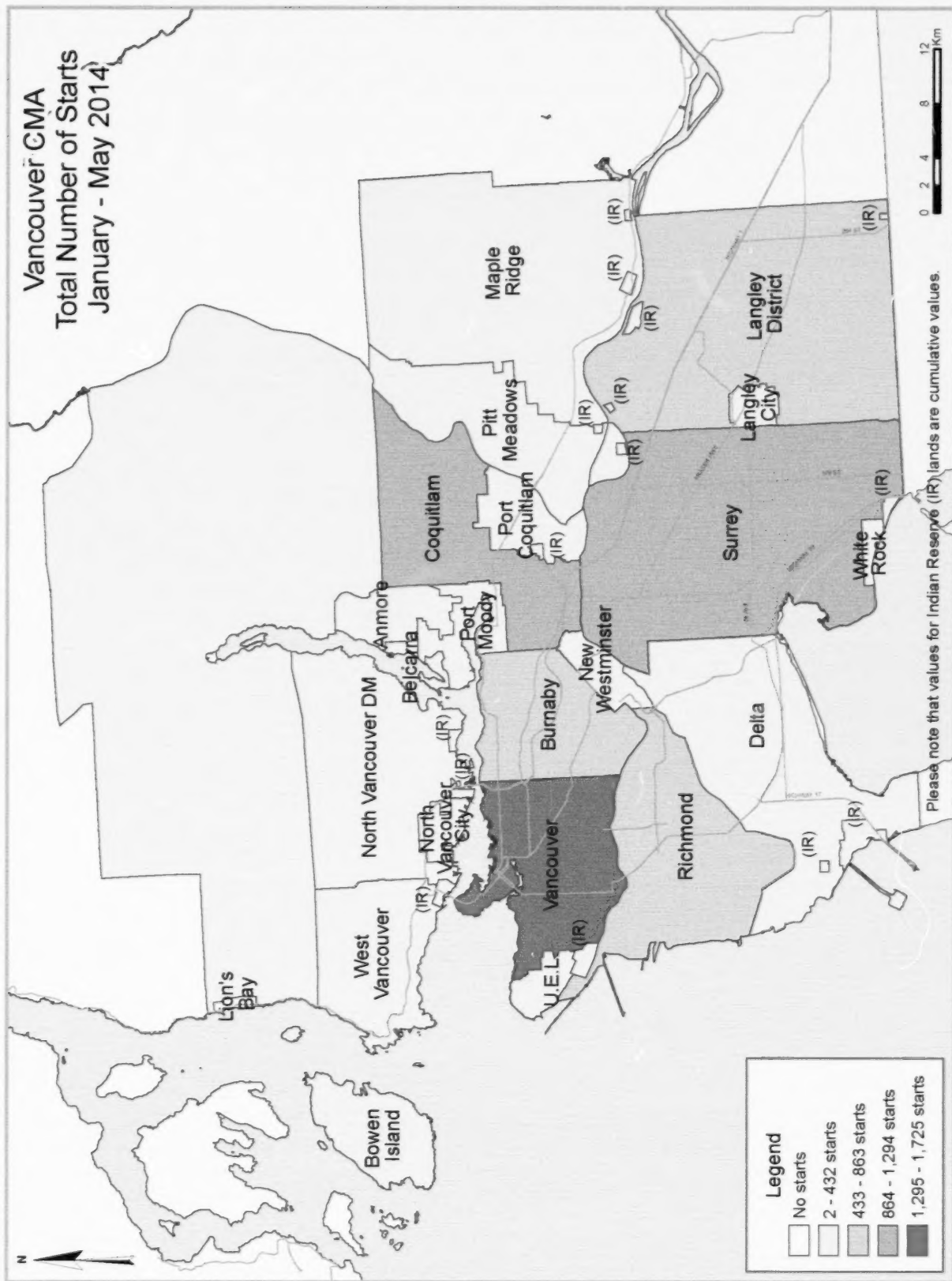






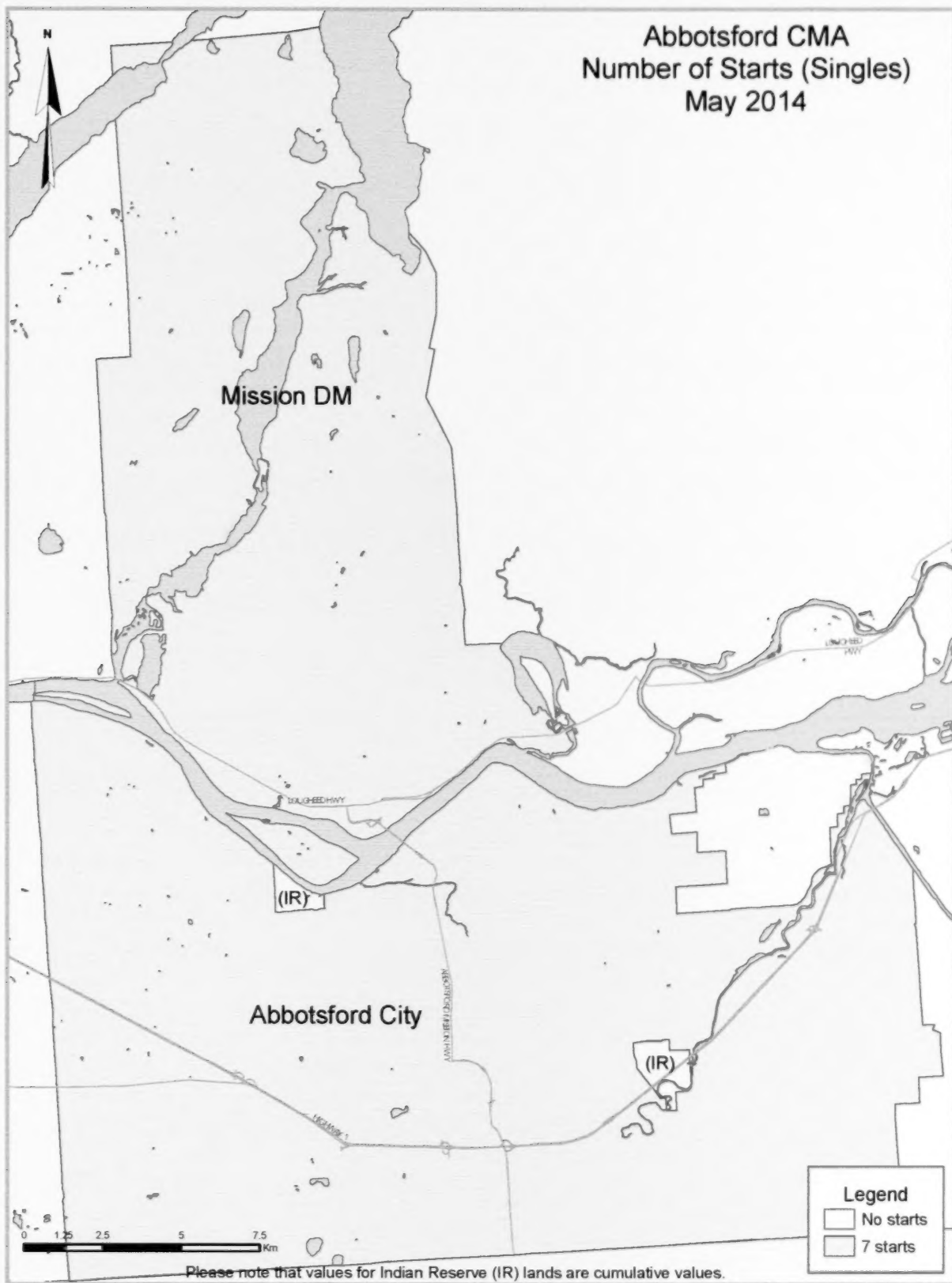




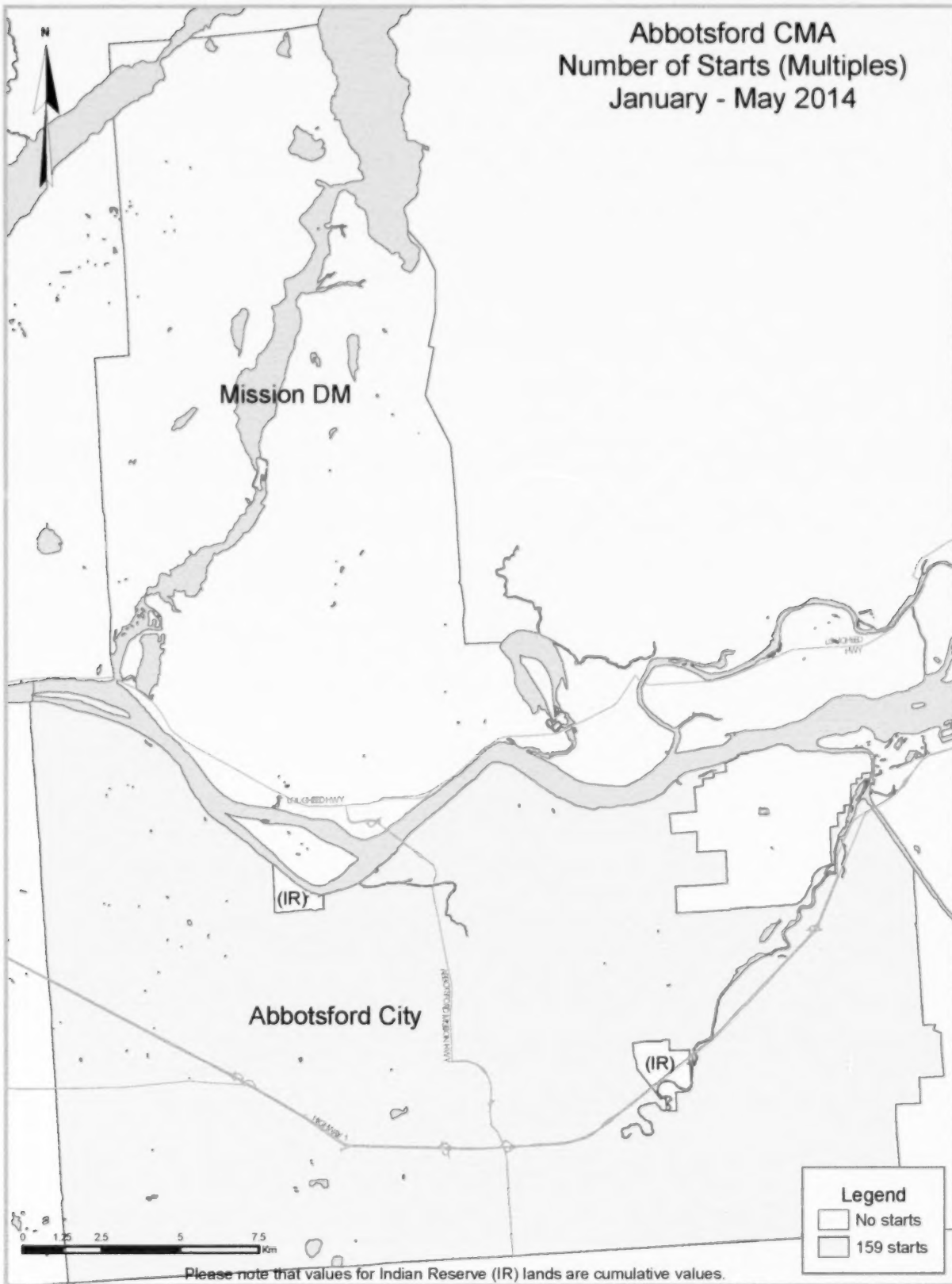


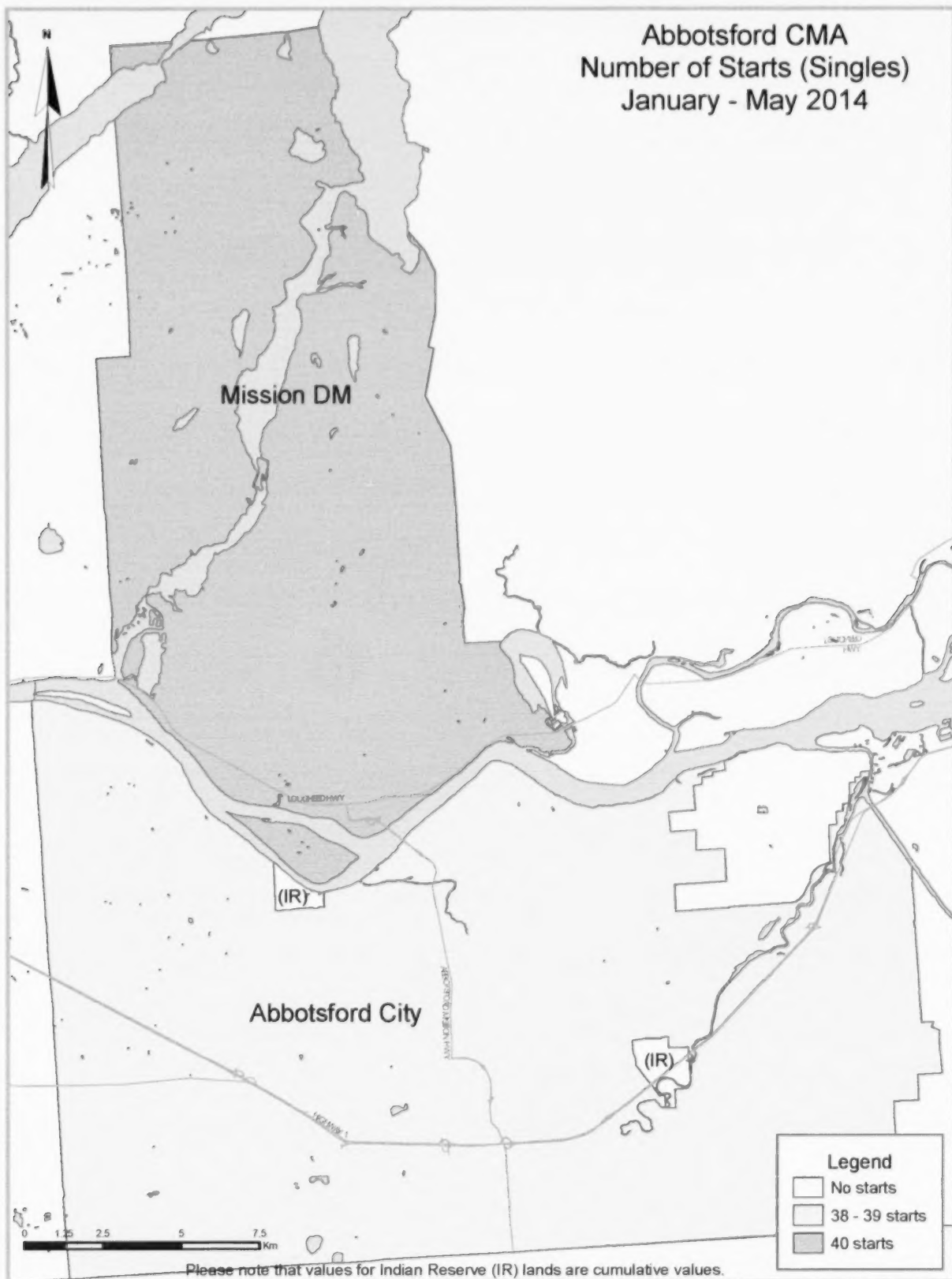


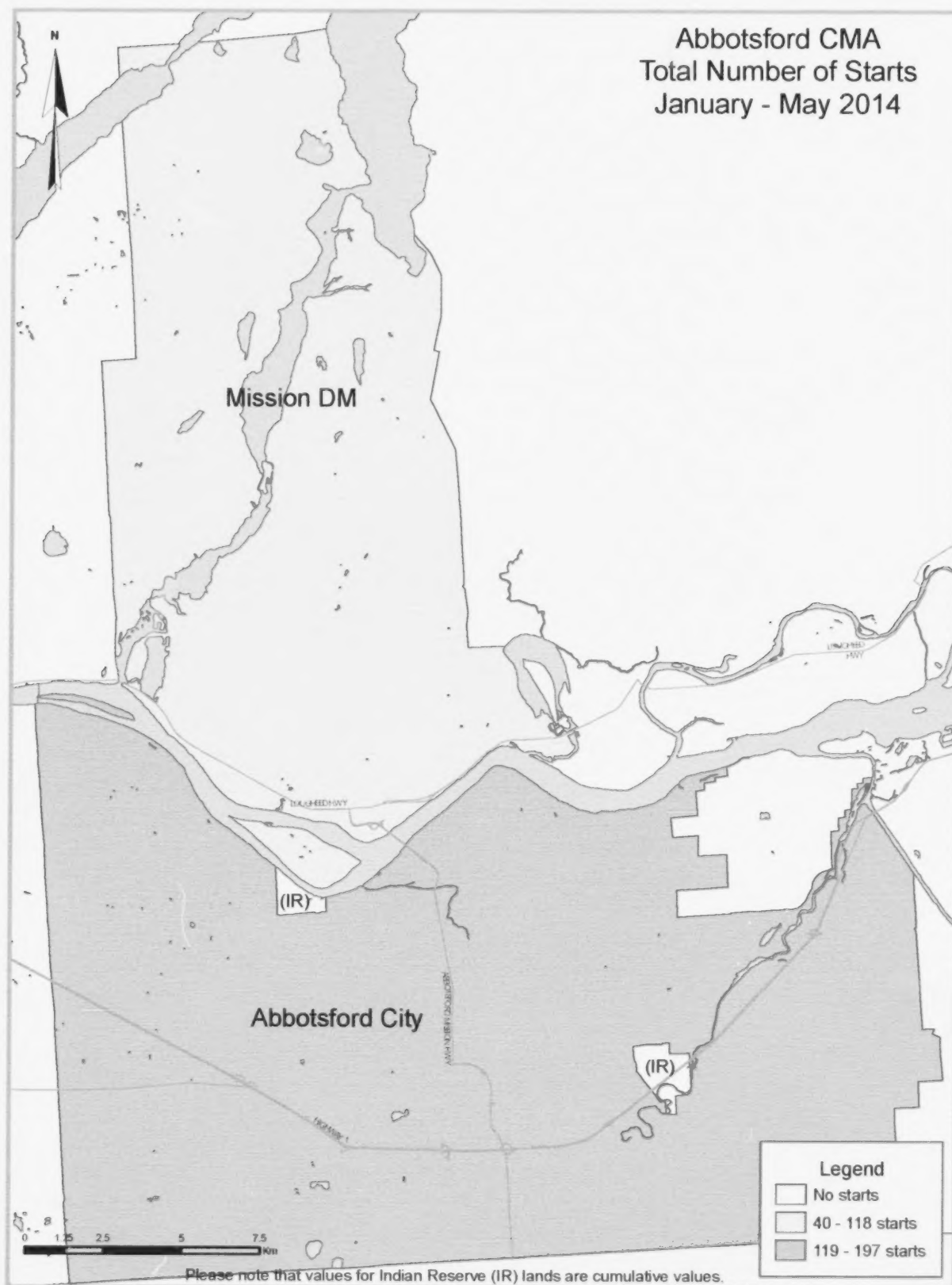














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 2.4 Starts by Submarket and by Intended Market - Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market - Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Starts (SAAR and Trend)****May 2014**

<b>Vancouver CMA<sup>1</sup></b>	<b>April 2014</b>	<b>May 2014</b>
Trend <sup>2</sup>	18,670	19,001
SAAR	17,685	19,808
	<b>May 2013</b>	<b>May 2014</b>
Actual		
May - Single-Detached	371	388
May - Multiples	889	1,306
May - Total	1,260	1,694
January to May - Single-Detached	1,538	1,600
January to May - Multiples	5,206	5,941
January to May - Total	6,744	7,541

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA

May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	336	24	0	0	194	953	52	135	1,694
May 2013	318	42	0	3	103	550	50	194	1,260
% Change	5.7	-42.9	n/a	-100.0	88.3	73.3	4.0	-30.4	34.4
Year-to-date 2014	1,406	104	102	9	1,100	3,511	185	1,124	7,541
Year-to-date 2013	1,296	172	0	20	869	2,991	222	1,174	6,744
% Change	8.5	-39.5	n/a	-55.0	26.6	17.4	-16.7	-4.3	11.8
UNDER CONSTRUCTION									
May 2014	3,351	266	17	16	2,334	14,711	344	2,964	24,003
May 2013	3,621	380	55	33	1,854	13,311	416	2,817	22,487
% Change	-7.5	-30.0	-69.1	-51.5	25.9	10.5	-17.3	5.2	6.7
COMPLETIONS									
May 2014	240	26	0	1	230	496	33	119	1,145
May 2013	383	30	8	3	143	1,046	56	125	1,794
% Change	-37.3	-13.3	-100.0	-66.7	60.8	-52.6	-41.1	-4.8	-36.2
Year-to-date 2014	1,392	208	14	4	857	3,209	170	882	6,736
Year-to-date 2013	1,549	116	11	27	925	3,471	178	888	7,165
% Change	-10.1	79.3	27.3	-85.2	-7.4	-7.5	-4.5	-0.7	-6.0
COMPLETED & NOT ABSORBED									
May 2014	1,099	93	9	5	585	1,847	n/a	n/a	3,638
May 2013	1,351	129	412	14	724	1,663	n/a	n/a	4,293
% Change	-18.7	-27.9	-97.8	-64.3	-19.2	11.1	n/a	n/a	-15.3
ABSORBED									
May 2014	290	29	3	0	276	568	n/a	n/a	1,166
May 2013	353	29	66	4	189	970	n/a	n/a	1,611
% Change	-17.8	0.0	-95.5	-100.0	46.0	-41.4	n/a	n/a	-27.6
Year-to-date 2014	1,627	225	29	7	926	3,354	n/a	n/a	6,168
Year-to-date 2013	1,211	82	310	24	959	3,249	n/a	n/a	5,835
% Change	34.4	174.4	-90.6	-70.8	-3.4	3.2	n/a	n/a	5.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket

May 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
May 2014	17	8	0	0	0	307	0	7	339
May 2013	26	4	0	0	0	239	0	0	269
Delta									
May 2014	9	0	0	0	8	0	0	6	23
May 2013	7	18	0	0	0	0	0	1	26
Langley									
May 2014	22	4	0	0	10	0	2	10	48
May 2013	27	0	0	3	12	0	1	5	48
Maple Ridge / Pitt Meadows									
May 2014	28	4	0	0	0	0	0	0	32
May 2013	19	0	0	0	24	0	2	0	45
New Westminster									
May 2014	2	2	0	0	0	0	0	0	4
May 2013	1	0	0	0	0	0	0	0	1
North Vancouver									
May 2014	10	0	0	0	8	0	0	7	25
May 2013	9	2	0	0	0	0	0	3	14
Richmond									
May 2014	22	0	0	0	0	265	0	4	291
May 2013	35	4	0	0	5	125	0	8	177
Surrey									
May 2014	84	2	0	0	143	65	8	35	337
May 2013	59	0	0	0	53	33	2	21	168
Tri-Cities									
May 2014	40	0	0	0	6	237	1	20	304
May 2013	30	10	0	0	4	0	0	14	58
University Endowment Lands									
May 2014	3	0	0	0	0	0	0	0	3
May 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2014	65	4	0	0	19	79	38	41	246
May 2013	94	4	0	0	0	153	45	141	437
West Vancouver									
May 2014	8	0	0	0	0	0	0	0	8
May 2013	9	0	0	0	0	0	0	0	9
White Rock									
May 2014	7	0	0	0	0	0	3	5	15
May 2013	1	0	0	0	5	0	0	1	7
Indian Reserves									
May 2014	15	0	0	0	0	0	0	0	15
May 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2014	336	24	0	0	194	953	52	135	1,694
May 2013	318	42	0	3	103	550	50	194	1,260

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
May 2014	266	62	0	0	224	3,015	0	17	3,584
May 2013	347	118	0	0	64	2,188	0	6	2,723
Delta									
May 2014	110	6	0	1	72	88	1	56	334
May 2013	103	68	0	3	10	118	0	34	336
Langley									
May 2014	199	6	4	7	322	176	4	135	853
May 2013	191	2	0	15	124	295	1	71	699
Maple Ridge / Pitt Meadows									
May 2014	139	12	0	0	102	419	2	0	674
May 2013	153	0	0	0	65	334	3	0	555
New Westminster									
May 2014	59	6	0	0	89	604	0	0	758
May 2013	28	8	0	0	96	709	0	25	866
North Vancouver									
May 2014	182	10	0	0	13	772	2	259	1,238
May 2013	163	8	8	1	20	851	6	127	1,184
Richmond									
May 2014	269	14	0	0	192	1,483	11	221	2,190
May 2013	304	8	14	5	167	1,762	9	234	2,503
Surrey									
May 2014	674	8	0	8	1,003	818	43	265	2,819
May 2013	663	4	12	0	889	831	36	183	2,618
Tri-Cities									
May 2014	262	4	12	0	177	1,554	5	145	2,159
May 2013	237	32	3	8	304	1,570	19	118	2,291
University Endowment Lands									
May 2014	16	0	0	0	0	0	0	94	110
May 2013	8	0	0	0	7	327	0	281	623
Vancouver City									
May 2014	849	136	1	0	102	5,586	270	1,727	8,671
May 2013	1,125	130	18	1	92	4,185	340	1,441	7,332
West Vancouver									
May 2014	217	2	0	0	24	99	1	0	343
May 2013	206	0	0	0	6	39	0	271	522
White Rock									
May 2014	63	0	0	0	14	97	5	43	222
May 2013	47	2	0	0	10	102	1	24	186
Indian Reserves									
May 2014	15	0	0	0	0	0	0	0	15
May 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2014	3,351	266	17	16	2,334	14,711	344	2,964	24,003
May 2013	3,621	380	55	33	1,854	13,311	416	2,817	22,487

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
May 2014	21	8	0	0	28	0	0	0	57
May 2013	22	8	0	0	0	335	0	0	365
Delta									
May 2014	5	0	0	0	0	0	0	4	9
May 2013	6	4	0	0	0	0	0	4	14
Langley									
May 2014	20	0	0	0	26	165	2	11	224
May 2013	30	0	0	2	10	0	2	16	60
Maple Ridge / Pitt Meadows									
May 2014	21	0	0	0	17	0	0	0	38
May 2013	12	2	0	0	0	77	0	0	91
New Westminster									
May 2014	1	0	0	0	5	0	0	0	6
May 2013	7	0	0	0	0	0	0	0	7
North Vancouver									
May 2014	9	0	0	0	0	0	0	3	12
May 2013	16	2	0	0	0	0	0	5	23
Richmond									
May 2014	26	0	0	1	56	66	0	12	161
May 2013	35	0	0	0	4	92	2	5	138
Surrey									
May 2014	59	2	0	0	68	0	3	17	149
May 2013	91	2	8	0	113	362	9	30	615
Tri-Cities									
May 2014	10	2	0	0	23	0	3	3	41
May 2013	16	6	0	0	0	0	0	7	29
University Endowment Lands									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	1	0	0	0	0	0	0	0	1
Vancouver City									
May 2014	43	14	0	0	3	256	23	66	405
May 2013	127	6	0	1	10	86	43	54	327
West Vancouver									
May 2014	9	0	0	0	0	9	0	0	18
May 2013	16	0	0	0	6	0	0	0	22
White Rock									
May 2014	8	0	0	0	4	0	1	3	16
May 2013	4	0	0	0	0	94	0	4	102
Indian Reserves									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2014	240	26	0	1	230	496	33	119	1,145
May 2013	383	30	8	3	143	1,046	56	125	1,794

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
May 2014	87	30	0	0	13	63	n/a	n/a	193
May 2013	136	42	0	0	31	205	n/a	n/a	414
Delta									
May 2014	20	2	0	1	10	11	n/a	n/a	44
May 2013	18	4	2	0	2	5	n/a	n/a	31
Langley									
May 2014	62	0	0	0	78	149	n/a	n/a	289
May 2013	53	2	26	8	47	80	n/a	n/a	216
Maple Ridge / Pitt Meadows									
May 2014	101	2	0	0	20	109	n/a	n/a	232
May 2013	124	2	0	0	52	66	n/a	n/a	244
New Westminster									
May 2014	14	2	0	0	5	109	n/a	n/a	130
May 2013	26	0	0	0	13	47	n/a	n/a	86
North Vancouver									
May 2014	31	1	3	0	26	251	n/a	n/a	312
May 2013	38	4	23	3	51	151	n/a	n/a	270
Richmond									
May 2014	191	1	1	4	91	135	n/a	n/a	423
May 2013	217	2	105	0	58	105	n/a	n/a	487
Surrey									
May 2014	183	1	0	0	271	382	n/a	n/a	837
May 2013	282	0	90	0	295	301	n/a	n/a	968
Tri-Cities									
May 2014	81	5	1	0	22	187	n/a	n/a	296
May 2013	59	18	31	0	70	197	n/a	n/a	375
University Endowment Lands									
May 2014	0	0	0	0	1	33	n/a	n/a	34
May 2013	0	0	0	0	3	30	n/a	n/a	33
Vancouver City									
May 2014	284	48	4	0	39	354	n/a	n/a	729
May 2013	365	53	127	3	91	431	n/a	n/a	1,070
West Vancouver									
May 2014	20	0	0	0	0	7	n/a	n/a	27
May 2013	19	2	0	0	5	0	n/a	n/a	26
White Rock									
May 2014	14	1	0	0	9	57	n/a	n/a	81
May 2013	6	0	6	0	6	45	n/a	n/a	63
Indian Reserves									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2014	1,099	93	9	5	585	1,847	n/a	n/a	3,638
May 2013	1,351	120	412	14	724	1,663	n/a	n/a	4,293

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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**May 2014**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
May 2014	20	12	0	0	28	48	n/a	n/a	108
May 2013	28	10	0	0	3	295	n/a	n/a	336
Delta									
May 2014	8	2	0	0	0	0	n/a	n/a	10
May 2013	8	4	2	0	3	2	n/a	n/a	19
Langley									
May 2014	22	0	0	0	26	161	n/a	n/a	209
May 2013	25	0	8	4	26	12	n/a	n/a	75
Maple Ridge / Pitt Meadows									
May 2014	28	0	0	0	28	3	n/a	n/a	59
May 2013	21	0	0	0	1	11	n/a	n/a	33
New Westminster									
May 2014	3	2	0	0	19	47	n/a	n/a	71
May 2013	10	0	0	0	4	5	n/a	n/a	19
North Vancouver									
May 2014	10	0	1	0	1	4	n/a	n/a	16
May 2013	7	0	2	0	1	2	n/a	n/a	12
Richmond									
May 2014	29	0	0	0	24	60	n/a	n/a	113
May 2013	29	1	10	0	1	92	n/a	n/a	133
Surrey									
May 2014	78	1	2	0	110	40	n/a	n/a	231
May 2013	80	2	6	0	111	348	n/a	n/a	547
Tri-Cities									
May 2014	10	2	0	0	34	23	n/a	n/a	69
May 2013	19	3	12	0	12	4	n/a	n/a	50
University Endowment Lands									
May 2014	0	0	0	0	0	5	n/a	n/a	5
May 2013	1	0	0	0	1	0	n/a	n/a	2
Vancouver City									
May 2014	64	10	0	0	4	170	n/a	n/a	248
May 2013	104	9	26	0	20	132	n/a	n/a	291
West Vancouver									
May 2014	9	0	0	0	0	2	n/a	n/a	11
May 2013	18	0	0	0	5	0	n/a	n/a	23
White Rock									
May 2014	3	0	0	0	2	5	n/a	n/a	10
May 2013	3	0	0	0	1	67	n/a	n/a	71
Indian Reserves									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2014	290	29	3	0	276	568	n/a	n/a	1,166
May 2013	353	29	66	4	189	970	n/a	n/a	1,611

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of Vancouver CMA**  
**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	***	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	***	129.4	38.0	146.0	***	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	***	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	***	-11.6	-11.3	39.9	***	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 2: Starts by Submarket and by Dwelling Type**  
**May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Anmore	4	0	0	0	0	0	0	0	4	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	9	0	0	0	0	27	239	29	248	-88.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	4	0	0	0	0	1	0	3	4	-25.0
Burnaby - Central Park	2	2	0	4	0	0	1	0	3	6	-50.0
Burnaby - Remainder	11	11	8	0	0	0	285	0	304	11	ee
Burnaby Total	17	26	8	4	0	0	314	239	339	269	26.0
Coquitlam	41	28	6	8	0	4	257	13	304	53	ee
Delta - Tsawwassen	2	2	0	0	0	0	0	0	2	2	0.0
Delta - Ladner	1	4	0	0	0	0	0	0	1	4	-75.0
Delta - North	6	1	0	18	8	0	6	1	20	20	0.0
Delta	9	7	0	18	8	0	6	1	23	26	-11.5
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	23	31	4	0	10	12	10	5	47	48	-2.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	26	21	4	2	0	22	0	0	30	45	-33.3
New Westminster	2	1	2	0	0	0	0	0	4	1	ee
North Vancouver City	4	1	0	2	8	0	4	1	16	4	ee
North Vancouver DM	6	8	0	0	0	0	3	2	9	10	-10.0
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	2	0	2	0	0	0	1	0	3	-100.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	22	35	0	6	0	3	269	133	291	177	64.4
Surrey - South	19	17	2	0	41	0	3	35	65	52	25.0
Surrey - Cloverdale	15	5	0	0	11	23	4	1	30	29	3.4
Surrey - North	46	27	0	0	81	30	85	15	212	72	194.4
Surrey - Guildford	0	2	0	0	10	0	0	0	10	2	ee
Surrey - Whalley	12	10	0	0	0	0	8	3	20	13	53.8
Surrey Total	92	61	2	0	143	53	100	54	337	168	100.6
University Endowment Lands	3	0	0	0	0	0	0	0	3	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	49	0	49	0	n/a
Vancouver - Kerrisdale	1	4	0	0	0	0	0	0	1	4	-75.0
Vancouver - Marpole	1	3	0	0	0	0	1	0	2	3	-33.3
Vancouver - Eastside	74	103	4	2	0	0	32	189	110	294	-62.6
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	8	0	8	-100.0
Vancouver - Strath/Grand	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Westside	27	28	0	0	19	0	38	97	84	125	-32.8
Vancouver Total	103	139	4	4	19	0	120	294	246	437	-43.7
West Vancouver	8	9	0	0	0	0	0	0	8	9	-11.1
White Rock	10	1	0	0	0	5	5	1	15	7	114.3
Indian Reserves	15	0	0	0	0	0	0	0	15	0	n/a
<b>Vancouver CMA</b>	<b>388</b>	<b>371</b>	<b>30</b>	<b>46</b>	<b>188</b>	<b>99</b>	<b>1,088</b>	<b>744</b>	<b>1,694</b>	<b>1,260</b>	<b>34.4</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	9	4	0	0	0	0	0	0	9	4	125.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	4	0	0	0	0	0	1	2	5	-60.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	24	22	0	0	0	0	27	607	51	629	-91.9
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	13	13	10	10	42	0	2	0	67	23	191.3
Burnaby - Central Park	14	11	2	4	0	0	70	249	86	264	-67.4
Burnaby - Remainder	63	47	22	14	69	0	337	0	491	61	***
Burnaby Total	114	94	34	28	111	0	436	856	695	978	-28.9
Coquitlam	129	129	28	36	3	80	885	235	1,045	480	117.7
Delta - Tsawwassen	9	10	0	0	0	0	3	2	12	12	0.0
Delta - Ladner	14	22	0	0	0	0	5	2	19	24	-20.8
Delta - North	31	13	12	46	20	0	27	12	90	71	26.8
Delta	54	45	12	46	20	0	35	16	121	107	13.1
Langley City	4	3	0	0	33	5	0	0	37	8	***
Langley District	78	100	8	0	194	87	205	99	485	286	69.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	82	89	6	4	23	22	81	0	192	115	67.0
New Westminster	20	17	2	6	42	70	226	0	290	93	***
North Vancouver City	15	11	4	4	13	0	348	386	380	401	-5.2
North Vancouver DM	36	40	0	0	0	0	130	27	166	67	147.8
Pitt Meadows	4	1	4	0	0	0	64	0	72	1	***
Port Coquitlam	11	16	0	2	48	67	4	54	63	139	-54.7
Port Moody	2	4	2	0	0	0	0	0	4	4	0.0
Richmond	125	92	12	10	43	60	626	361	806	523	54.1
Surrey - South	94	86	14	0	102	139	55	96	265	321	-17.4
Surrey - Cloverdale	84	39	6	0	127	139	17	121	234	299	-21.7
Surrey - North	190	131	6	2	235	125	168	52	599	310	93.2
Surrey - Guildford	3	10	0	0	10	7	2	53	15	70	-78.6
Surrey - Whalley	44	48	0	0	0	4	87	76	131	128	2.3
Surrey Total	415	314	26	2	474	414	329	398	1,244	1,128	10.3
University Endowment Lands	8	1	0	0	0	7	94	513	102	521	-80.4
Vancouver - West End	0	0	0	4	0	0	0	5	0	9	-100.0
Vancouver - Downtown	0	0	0	0	0	0	89	155	89	155	-42.6
Vancouver - Kitsilano	3	6	2	8	0	0	55	6	60	20	200.0
Vancouver - False Creek	0	0	0	0	0	0	80	288	80	288	-72.2
Vancouver - Granville/Oak	3	3	2	0	0	0	58	5	63	8	***
Vancouver - Kerrisdale	13	23	0	0	0	0	42	1	55	24	129.2
Vancouver - Marpole	17	20	6	6	0	0	3	4	26	30	-13.3
Vancouver - Eastside	258	335	22	22	0	21	493	307	773	685	12.8
Vancouver - Mt. Pleasant	0	0	4	10	0	0	93	66	97	76	27.6
Vancouver - Strath/Grand	3	1	2	10	5	3	137	260	147	274	-46.4
Vancouver - Westside	117	122	0	0	19	0	199	114	335	236	41.9
Vancouver Total	414	510	38	60	24	24	1,249	1,211	1,725	1,805	-4.4
West Vancouver	34	52	0	0	0	0	0	0	34	52	-34.6
White Rock	27	12	0	2	0	5	25	8	52	27	92.6
Indian Reserves	15	0	0	0	0	0	0	0	15	0	n/a
<b>Vancouver CMA</b>	<b>1,600</b>	<b>1,538</b>	<b>176</b>	<b>200</b>	<b>1,028</b>	<b>841</b>	<b>4,737</b>	<b>4,165</b>	<b>7,541</b>	<b>6,744</b>	<b>11.8</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market

May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	27	239	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	1	0
Burnaby - Central Park	0	0	0	0	0	0	1	0
Burnaby - Remainder	0	0	0	0	280	0	5	0
Burnaby Total	0	0	0	0	307	239	7	0
Coquitlam	0	4	0	0	237	0	20	13
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	0	0	0	0	0	6	1
Delta	8	0	0	0	0	0	6	1
Langley City	0	0	0	0	0	0	0	0
Langley District	10	12	0	0	0	0	10	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	22	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	8	0	0	0	0	0	4	1
North Vancouver DM	0	0	0	0	0	0	3	2
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	3	0	0	265	125	4	8
Surrey - South	41	0	0	0	0	33	3	2
Surrey - Cloverdale	11	23	0	0	0	0	4	1
Surrey - North	81	30	0	0	65	0	20	15
Surrey - Guildford	10	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	8	3
Surrey Total	143	53	0	0	65	33	35	21
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	49	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	0	0	145	32	44
Vancouver - Mt. Pleasant	0	0	0	0	0	8	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	19	0	0	0	30	0	8	97
Vancouver Total	19	0	0	0	79	153	41	141
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	0	0	5	1
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>188</b>	<b>99</b>	<b>0</b>	<b>0</b>	<b>953</b>	<b>550</b>	<b>135</b>	<b>194</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	27	607	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	42	0	0	0	0	0	2	0
Burnaby - Central Park	0	0	0	0	66	249	4	0
Burnaby - Remainder	69	0	0	0	326	0	11	0
Burnaby Total	111	0	0	0	419	856	17	0
Coquitlam	3	80	0	0	816	196	69	39
Delta - Tsawwassen	0	0	0	0	0	0	3	2
Delta - Ladner	0	0	0	0	0	0	5	2
Delta - North	20	0	0	0	0	0	27	12
Delta	20	0	0	0	0	0	35	16
Langley City	33	5	0	0	0	0	0	0
Langley District	194	87	0	0	176	66	29	33
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	22	0	0	81	0	0	0
New Westminster	42	70	0	0	226	0	0	0
North Vancouver City	13	0	0	0	165	360	183	26
North Vancouver DM	0	0	0	0	111	0	19	27
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	48	67	0	0	0	46	4	8
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	60	0	0	447	340	179	21
Surrey - South	102	139	0	0	42	83	13	13
Surrey - Cloverdale	127	139	0	0	0	112	17	9
Surrey - North	235	125	0	0	65	0	103	52
Surrey - Guildford	10	7	0	0	0	49	2	4
Surrey - Whalley	0	4	0	0	56	62	31	14
Surrey Total	474	414	0	0	163	306	166	92
University Endowment Lands	0	7	0	0	0	232	94	281
Vancouver - West End	0	0	0	0	0	5	0	0
Vancouver - Downtown	0	0	0	0	0	155	89	0
Vancouver - Kitsilano	0	0	0	0	55	4	0	2
Vancouver - False Creek	0	0	0	0	80	198	0	90
Vancouver - Granville/Oak	0	0	0	0	56	4	2	1
Vancouver - Kerrisdale	0	0	0	0	39	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	3	4
Vancouver - Eastside	0	21	0	0	377	155	116	152
Vancouver - Mt. Pleasant	0	0	0	0	93	66	0	0
Vancouver - Strath/Grand	5	3	0	0	137	0	0	260
Vancouver - Westside	19	0	0	0	98	2	101	112
Vancouver Total	24	24	0	0	935	589	314	622
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	10	0	15	8
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>1,028</b>	<b>841</b>	<b>0</b>	<b>0</b>	<b>3,613</b>	<b>2,991</b>	<b>1,124</b>	<b>1,174</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market

May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Anmore	4	0	0	0	0	0	4	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	9	27	239	0	0	29	248
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	4	0	0	1	0	3	4
Burnaby - Central Park	2	6	0	0	1	0	3	6
Burnaby - Remainder	19	11	280	0	5	0	304	11
Burnaby Total	25	30	307	239	7	0	339	269
Coquitlam	40	36	243	4	21	13	304	53
Delta - Tsawwassen	2	2	0	0	0	0	2	2
Delta - Ladner	1	4	0	0	0	0	1	4
Delta - North	6	19	8	0	6	1	20	20
Delta	9	25	8	0	6	1	23	26
Langley City	1	0	0	0	0	0	1	0
Langley District	25	27	10	15	12	6	47	48
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	19	0	24	0	2	30	45
New Westminster	4	1	0	0	0	0	4	1
North Vancouver City	4	3	8	0	4	1	16	4
North Vancouver DM	6	8	0	0	3	2	9	10
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	0	4	0	0	0	1	0	5
Port Moody	0	0	0	0	0	0	0	0
Richmond	22	39	265	130	4	8	291	177
Surrey - South	20	16	41	33	4	3	65	52
Surrey - Cloverdale	10	4	11	23	9	2	30	29
Surrey - North	44	27	146	30	22	15	212	72
Surrey - Guildford	0	2	10	0	0	0	10	2
Surrey - Whalley	12	10	0	0	8	3	20	13
Surrey Total	86	59	208	86	43	23	337	168
University Endowment Lands	3	0	0	0	0	0	3	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	49	0	0	0	49	0
Vancouver - Kerrisdale	1	2	0	0	0	2	1	4
Vancouver - Marpole	1	0	0	0	1	3	2	3
Vancouver - Eastside	43	71	0	145	67	78	110	294
Vancouver - Mt. Pleasant	0	0	0	8	0	0	0	8
Vancouver - Strath/Grand	0	2	0	0	0	0	0	2
Vancouver - Westside	24	22	49	0	11	103	84	125
Vancouver Total	69	98	98	153	79	186	246	437
West Vancouver	8	9	0	0	0	0	8	9
White Rock	7	1	0	5	8	1	15	7
Indian Reserves	15	0	0	0	0	0	15	0
<b>Vancouver CMA</b>	<b>360</b>	<b>360</b>	<b>1,147</b>	<b>656</b>	<b>187</b>	<b>244</b>	<b>1,694</b>	<b>1,260</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	8	3	0	0	1	1	9	4
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	4	0	0	0	1	2	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	24	22	27	607	0	0	51	629
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	21	23	44	0	2	0	67	23
Burnaby - Central Park	16	15	66	249	4	0	86	264
Burnaby - Remainder	85	61	395	0	11	0	491	61
Burnaby Total	146	122	532	856	17	0	695	978
Coquitlam	128	135	847	294	70	51	1,045	480
Delta - Tsawwassen	9	10	0	0	3	2	12	12
Delta - Ladner	13	22	0	0	6	2	19	24
Delta - North	31	55	32	4	27	12	90	71
Delta	53	87	32	4	36	16	121	107
Langley City	4	3	33	5	0	0	37	8
Langley District	76	84	373	164	36	38	485	286
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	87	87	104	26	1	2	192	115
New Westminster	22	21	268	72	0	0	290	93
North Vancouver City	19	13	178	360	183	28	380	401
North Vancouver DM	36	40	111	0	19	27	166	67
Pitt Meadows	8	1	64	0	0	0	72	1
Port Coquitlam	11	18	48	113	4	8	63	139
Port Moody	4	4	0	0	0	0	4	4
Richmond	125	92	500	407	181	24	806	523
Surrey - South	86	83	164	222	15	16	265	321
Surrey - Cloverdale	61	28	131	251	42	20	234	299
Surrey - North	186	126	302	127	111	57	599	310
Surrey - Guildford	3	10	10	56	2	4	15	70
Surrey - Whalley	44	48	56	66	31	14	131	128
Surrey Total	380	295	663	722	201	111	1,244	1,128
University Endowment Lands	8	1	0	239	94	281	102	521
Vancouver - West End	0	4	0	5	0	0	0	9
Vancouver - Downtown	0	0	0	155	89	0	89	155
Vancouver - Kitsilano	5	14	55	4	0	2	60	20
Vancouver - False Creek	0	0	80	198	0	90	80	288
Vancouver - Granville/Oak	4	2	56	4	3	2	63	8
Vancouver - Kerrisdale	11	18	39	0	5	6	55	24
Vancouver - Marpole	21	21	0	0	5	9	26	30
Vancouver - Eastside	176	219	377	176	220	290	773	685
Vancouver - Mt. Pleasant	4	10	93	66	0	0	97	76
Vancouver - Strath/Grand	106	11	40	3	1	260	147	274
Vancouver - Westside	95	93	117	2	123	141	335	236
Vancouver Total	422	392	857	613	446	800	1,725	1,805
West Vancouver	34	52	0	0	0	0	34	52
White Rock	22	14	10	5	20	8	52	27
Indian Reserves	15	0	0	0	0	0	15	0
<b>Vancouver CMA</b>	<b>1,612</b>	<b>1,468</b>	<b>4,620</b>	<b>3,880</b>	<b>1,309</b>	<b>1,396</b>	<b>7,541</b>	<b>6,744</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



Table 3: Completions by Submarket and by Dwelling Type

May 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Anmore	7	0	0	0	0	0	0	0	7	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	6	0	2	0	0	0	185	6	193	-96.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	4	0	6	0	0	0	11	3	**
Burnaby - Central Park	4	0	0	0	22	0	0	0	26	0	n/a
Burnaby - Remainder	10	13	4	6	0	0	0	150	14	169	-91.7
Burnaby Total	21	22	8	8	28	0	0	335	57	365	-84.4
Coquitlam	10	15	10	6	15	0	3	7	38	28	35.7
Delta - Tsawwassen	1	0	0	0	0	0	1	0	2	0	n/a
Delta - Ladner	1	2	0	0	0	0	0	0	1	2	-50.0
Delta - North	3	4	0	4	0	0	3	4	6	12	-50.0
Delta	5	6	0	4	0	0	4	4	9	14	-35.7
Langley City	0	0	0	0	8	0	0	0	8	0	n/a
Langley District	22	34	0	0	18	10	176	16	216	60	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	11	0	0	17	0	0	77	38	88	-56.8
New Westminster	1	7	0	0	5	0	0	0	6	7	-14.3
North Vancouver City	4	2	0	2	0	0	2	1	6	5	20.0
North Vancouver DM	5	14	0	0	0	0	1	4	6	18	-66.7
Pitt Meadows	0	1	0	2	0	0	0	0	0	3	-100.0
Port Coquitlam	0	1	0	0	0	0	0	0	0	1	-100.0
Port Moody	3	0	0	0	0	0	0	0	3	0	n/a
Richmond	27	37	6	4	50	0	78	97	161	138	16.7
Surrey - South	14	38	0	2	13	57	3	13	30	110	-72.7
Surrey - Cloverdale	10	19	4	0	19	16	2	3	35	38	-7.9
Surrey - North	34	33	2	0	32	34	10	11	78	78	0.0
Surrey - Guildford	2	1	0	0	0	3	0	0	2	4	-50.0
Surrey - Whalley	2	9	0	0	0	11	2	365	4	385	-99.0
Surrey Total	62	100	6	2	64	121	17	392	149	615	-75.8
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	214	0	214	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	13	0	13	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	2	7	0	0	0	0	0	0	2	7	-71.4
Vancouver - Marpole	0	2	4	0	0	0	0	0	4	2	100.0
Vancouver - Eastside	53	126	4	10	0	0	65	135	122	271	-55.0
Vancouver - Mt. Pleasant	0	0	4	2	3	0	29	0	36	2	**
Vancouver - Strath/Grand	0	1	2	0	0	4	0	0	2	5	-60.0
Vancouver - Westside	10	34	0	0	0	0	1	5	11	39	-71.8
Vancouver Total	66	171	14	12	3	4	322	140	405	327	23.9
West Vancouver	9	16	0	6	0	0	9	0	18	22	-18.2
White Rock	9	4	0	0	4	0	3	98	16	102	-84.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>274</b>	<b>442</b>	<b>44</b>	<b>46</b>	<b>212</b>	<b>135</b>	<b>615</b>	<b>1,171</b>	<b>1,145</b>	<b>1,794</b>	<b>-36.2</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type

January - May 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	12	4	0	0	0	0	0	0	12	4	200.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Mountain	2	2	0	0	0	0	0	75	2	77	-97.4
Burnaby - North	53	32	8	2	0	0	18	203	79	237	-66.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	27	16	26	4	6	0	71	72	130	92	41.3
Burnaby - Central Park	14	7	14	0	22	0	0	0	50	7	**
Burnaby - Remainder	86	49	36	20	0	0	122	210	244	279	-12.5
Burnaby Total	182	106	84	26	28	0	211	560	505	692	-27.0
Coquitlam	80	139	40	18	23	82	291	399	434	638	-32.0
Delta - Tsawwassen	9	11	0	2	0	0	2	1	11	14	-21.4
Delta - Ladner	19	18	0	0	0	0	13	5	32	23	39.1
Delta - North	14	18	22	12	0	0	13	13	49	43	14.0
Delta	42	47	22	14	0	0	28	19	92	80	15.0
Langley City	1	0	0	0	14	0	0	0	15	0	n/a
Langley District	93	150	0	2	98	105	276	220	467	477	-2.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	67	78	0	0	44	24	0	77	111	179	-38.0
New Westminster	20	21	2	2	40	0	193	0	255	23	**
North Vancouver City	20	10	2	8	4	12	214	33	240	63	**
North Vancouver DM	29	31	0	0	0	24	13	33	42	88	-52.3
Pitt Meadows	1	8	0	2	8	0	0	0	9	10	-10.0
Port Coquitlam	20	10	2	0	40	18	164	37	226	65	**
Port Moody	5	3	0	0	0	23	0	0	5	26	-80.8
Richmond	137	146	6	4	90	30	641	718	874	898	-2.7
Surrey - South	76	140	8	14	121	125	224	33	429	312	37.5
Surrey - Cloverdale	33	57	8	0	94	128	10	13	145	198	-26.8
Surrey - North	152	172	2	2	166	228	44	271	364	673	-45.9
Surrey - Guildford	5	4	0	0	22	3	50	2	77	9	**
Surrey - Whalley	31	54	0	0	0	11	10	374	41	439	-90.7
Surrey Total	297	427	18	16	403	495	338	693	1,056	1,631	-35.3
University Endowment Lands	0	4	0	0	7	16	232	90	239	110	117.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	865	156	865	156	**
Vancouver - Kitsilano	5	2	8	10	0	0	122	6	135	18	**
Vancouver - False Creek	1	0	0	0	0	0	70	280	71	280	-74.6
Vancouver - Granville/Oak	6	3	4	0	4	9	0	2	14	14	0.0
Vancouver - Kerrisdale	29	20	0	0	0	0	3	1	32	21	52.4
Vancouver - Marpole	33	17	8	2	0	0	5	5	46	24	91.7
Vancouver - Eastside	239	311	16	30	6	55	189	683	450	1,079	-58.3
Vancouver - Mt. Pleasant	1	0	32	16	3	0	32	102	68	118	-42.4
Vancouver - Strath/Grand	7	2	10	0	6	13	1	0	24	15	60.0
Vancouver - Westside	185	131	0	0	0	0	36	17	221	148	49.3
Vancouver Total	506	486	78	58	19	77	1,323	1,252	1,926	1,873	2.8
West Vancouver	30	41	0	6	0	0	156	0	186	47	**
White Rock	20	22	0	0	7	5	11	128	38	155	-75.5
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
<b>Vancouver CMA</b>	<b>1,566</b>	<b>1,736</b>	<b>254</b>	<b>156</b>	<b>825</b>	<b>911</b>	<b>4,091</b>	<b>4,362</b>	<b>6,736</b>	<b>7,165</b>	<b>-6.0</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other".

In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission

CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

May 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	185	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	0	0	0	0	0	0	0
Burnaby - Central Park	22	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	150	0	0
Burnaby Total	28	0	0	0	0	335	0	0
Coquitlam	15	0	0	0	0	0	3	7
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	3	4
Delta	0	0	0	0	0	0	4	4
Langley City	8	0	0	0	0	0	0	0
Langley District	18	10	0	0	165	0	11	16
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	0	0	0	0	77	0	0
New Westminster	5	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	2	1
North Vancouver DM	0	0	0	0	0	0	1	4
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	50	0	0	0	66	92	12	5
Surrey - South	13	57	0	0	0	0	3	13
Surrey - Cloverdale	19	16	0	0	0	0	2	3
Surrey - North	32	34	0	0	0	0	10	11
Surrey - Guildford	0	3	0	0	0	0	0	0
Surrey - Whalley	0	11	0	0	0	362	2	3
Surrey Total	64	121	0	0	0	362	17	30
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	214	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	13	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	86	65	49
Vancouver - Mt. Pleasant	3	0	0	0	29	0	0	0
Vancouver - Strath/Grand	0	4	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	1	5
Vancouver Total	3	4	0	0	256	86	66	54
West Vancouver	0	0	0	0	9	0	0	0
White Rock	4	0	0	0	0	94	3	4
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>212</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>496</b>	<b>1,046</b>	<b>119</b>	<b>125</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	0	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	0	0	0	71	72	0	0
Burnaby - Central Park	22	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	122	210	0	0
Burnaby Total	28	0	0	0	211	560	0	0
Coquitlam	23	82	0	0	250	325	41	74
Delta - Tsawwassen	0	0	0	0	0	0	2	1
Delta - Ladner	0	0	0	0	13	2	0	3
Delta - North	0	0	0	0	0	0	13	13
Delta	0	0	0	0	13	2	15	17
Langley City	14	0	0	0	0	0	0	0
Langley District	98	105	0	0	231	166	45	54
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	24	0	0	0	77	0	0
New Westminster	40	0	0	0	193	0	0	0
North Vancouver City	4	12	0	0	206	0	8	33
North Vancouver DM	0	24	0	0	0	24	13	9
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	40	18	0	0	94	30	70	7
Port Moody	0	23	0	0	0	0	0	0
Richmond	90	12	0	18	553	590	88	128
Surrey - South	121	125	0	0	218	0	6	33
Surrey - Cloverdale	94	128	0	0	0	0	10	13
Surrey - North	166	228	0	0	0	96	44	175
Surrey - Guildford	22	3	0	0	49	0	1	2
Surrey - Whalley	0	11	0	0	0	362	10	12
Surrey Total	403	495	0	0	267	458	71	235
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	724	156	141	0
Vancouver - Kitsilano	0	0	0	0	100	6	22	0
Vancouver - False Creek	0	0	0	0	70	133	0	147
Vancouver - Granville/Oak	4	9	0	0	0	0	0	2
Vancouver - Kerrisdale	0	0	0	0	0	0	3	1
Vancouver - Marpole	0	0	0	0	0	0	5	5
Vancouver - Eastside	6	55	0	0	15	537	174	146
Vancouver - Mt. Pleasant	3	0	0	0	32	102	0	0
Vancouver - Strath/Grand	6	13	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	33	17
Vancouver Total	19	77	0	0	944	934	379	318
West Vancouver	0	0	0	0	15	0	141	0
White Rock	7	5	0	0	0	115	11	13
Indian Reserves	0	0	0	0	0	103	0	0
<b>Vancouver CMA</b>	<b>825</b>	<b>893</b>	<b>0</b>	<b>18</b>	<b>3,209</b>	<b>3,474</b>	<b>882</b>	<b>888</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market

May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Anmore	6	0	0	0	1	0	7	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	8	0	185	0	0	6	193
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	3	6	0	0	0	11	3
Burnaby - Central Park	4	0	22	0	0	0	26	0
Burnaby - Remainder	14	19	0	150	0	0	14	169
Burnaby Total	29	30	28	335	0	0	57	365
Coquitlam	9	21	23	0	6	7	38	28
Delta - Tsawwassen	1	0	0	0	1	0	2	0
Delta - Ladner	1	2	0	0	0	0	1	2
Delta - North	3	8	0	0	3	4	6	12
Delta	5	10	0	0	4	4	9	14
Langley City	0	0	8	0	0	0	8	0
Langley District	20	30	183	12	13	18	216	60
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	11	17	77	0	0	38	88
New Westminster	1	7	5	0	0	0	6	7
North Vancouver City	4	4	0	0	2	1	6	5
North Vancouver DM	5	14	0	0	1	4	6	18
Pitt Meadows	0	3	0	0	0	0	0	3
Port Coquitlam	0	1	0	0	0	0	0	1
Port Moody	3	0	0	0	0	0	3	0
Richmond	26	35	123	96	12	7	161	138
Surrey - South	14	40	13	57	3	13	30	110
Surrey - Cloverdale	10	12	23	16	2	10	35	38
Surrey - North	33	39	32	26	13	13	78	78
Surrey - Guildford	2	1	0	3	0	0	2	4
Surrey - Whalley	2	9	0	373	2	3	4	385
Surrey Total	61	101	68	475	20	39	149	615
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	214	0	0	0	214	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	13	0	0	0	13	0
Vancouver - Granville/Oak	0	0	0	0	1	0	1	0
Vancouver - Kerrisdale	2	5	0	0	0	2	2	7
Vancouver - Marpole	4	2	0	0	0	0	4	2
Vancouver - Eastside	38	92	0	93	84	86	122	271
Vancouver - Mt. Pleasant	4	2	32	0	0	0	36	2
Vancouver - Strath/Grand	2	1	0	4	0	0	2	5
Vancouver - Westside	7	30	0	0	4	9	11	39
Vancouver Total	57	133	259	97	89	97	405	327
West Vancouver	9	16	9	6	0	0	18	22
White Rock	8	4	4	94	4	4	16	102
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>266</b>	<b>421</b>	<b>727</b>	<b>1,192</b>	<b>152</b>	<b>181</b>	<b>1,145</b>	<b>1,794</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



Table 4: Absorbed Single-Detached Units by Price Range

May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2014	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	1,156,500	1,624,384
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Belcarra													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
May 2014	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Burnaby													
May 2014	0	0.0	0	0.0	2	10.0	14	70.0	4	20.0	20	1,295,000	1,332,744
May 2013	1	3.6	1	3.6	7	25.0	14	50.0	5	17.9	28	1,213,000	1,206,279
Year-to-date 2014	0	0.0	2	1.0	31	16.1	120	62.2	40	20.7	193	1,249,000	1,288,066
Year-to-date 2013	1	1.5	2	3.0	18	27.3	34	51.5	11	16.7	66	1,109,000	1,176,461
Coquitlam													
May 2014	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
May 2013	0	0.0	0	0.0	4	23.5	12	70.6	1	5.9	17	1,101,000	1,119,882
Year-to-date 2014	0	0.0	8	11.6	39	56.5	21	30.4	1	1.4	69	888,000	962,980
Year-to-date 2013	0	0.0	22	19.1	64	55.7	25	21.7	4	3.5	115	845,000	920,766
Delta													
May 2014	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	--	--
May 2013	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	--	--
Year-to-date 2014	1	2.8	4	11.1	16	44.4	12	33.3	3	8.3	36	935,833	1,032,600
Year-to-date 2013	0	0.0	4	9.5	17	40.5	20	47.6	1	2.4	42	999,500	1,013,183
Langley City													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
May 2014	3	13.6	6	27.3	5	22.7	4	18.2	4	18.2	22	856,042	1,011,959
May 2013	7	24.1	7	24.1	4	13.8	7	24.1	4	13.8	29	799,000	984,258
Year-to-date 2014	13	13.4	39	40.2	27	27.8	9	9.3	9	9.3	97	709,523	869,988
Year-to-date 2013	40	30.5	33	25.2	19	14.5	14	10.7	25	19.1	131	709,900	988,552

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
May 2014	16	57.1	10	35.7	1	3.6	1	3.6	0	0.0	28	577,400	613,548
May 2013	15	75.0	4	20.0	1	5.0	0	0.0	0	0.0	20	577,900	581,015
Year-to-date 2014	46	56.1	27	32.9	5	6.1	4	4.9	0	0.0	82	587,950	625,758
Year-to-date 2013	52	78.8	11	16.7	3	4.5	0	0.0	0	0.0	66	575,900	571,999
New Westminster													
May 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
May 2013	1	10.0	5	50.0	2	20.0	2	20.0	0	0.0	10	720,000	821,590
Year-to-date 2014	0	0.0	7	50.0	2	14.3	5	35.7	0	0.0	14	785,000	903,385
Year-to-date 2013	1	5.0	8	40.0	9	45.0	2	10.0	0	0.0	20	773,950	820,895
North Vancouver City													
May 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	3.6	9	32.1	18	64.3	28	1,549,556	1,558,673
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
North Vancouver DM													
May 2014	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2014	1	2.9	0	0.0	0	0.0	9	25.7	25	71.4	35	1,800,000	1,785,830
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,898,450	2,001,926
Pitt Meadows													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Port Coquitlam													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Year-to-date 2013	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
Port Moody													
May 2014	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Richmond													
May 2014	0	0.0	0	0.0	1	3.4	9	31.0	19	65.5	29	1,630,000	1,775,632
May 2013	0	0.0	0	0.0	6	20.7	10	34.5	13	44.8	29	1,340,000	1,558,119
Year-to-date 2014	1	0.6	0	0.0	15	8.8	58	33.9	97	56.7	171	1,560,000	1,632,628
Year-to-date 2013	0	0.0	0	0.0	8	10.3	33	42.3	37	47.4	78	1,476,500	1,645,193

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2014	8	10.3	31	39.7	33	42.3	4	5.1	2	2.6	78	759,000	815,237
May 2013	11	13.8	23	28.8	32	40.0	5	6.3	9	11.3	80	785,400	935,060
Year-to-date 2014	30	8.5	143	40.4	135	38.1	31	8.8	15	4.2	354	765,678	840,354
Year-to-date 2013	61	16.6	129	35.1	133	36.1	20	5.4	25	6.8	368	748,500	862,542
University Endowment Lands													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
May 2014	0	0.0	0	0.0	0	0.0	28	43.8	36	56.3	64	1,591,000	2,207,249
May 2013	0	0.0	0	0.0	4	3.8	48	46.2	52	50.0	104	1,498,000	1,995,750
Year-to-date 2014	0	0.0	4	0.9	9	2.0	123	26.8	323	70.4	459	2,180,000	2,519,153
Year-to-date 2013	0	0.0	0	0.0	10	4.1	97	39.9	136	56.0	243	1,700,000	2,099,524
West Vancouver													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	3,488,000	3,129,935
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	3,489,000	4,021,158
Year-to-date 2013	1	2.4	0	0.0	0	0.0	0	0.0	40	97.6	41	3,980,000	4,011,793
White Rock													
May 2014	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
May 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	1,495,000	1,622,513
Year-to-date 2013	0	0.0	0	0.0	0	0.0	15	78.9	4	21.1	19	1,395,000	1,511,842
Indian Reserves													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
May 2014	28	9.7	51	17.6	50	17.2	80	27.6	81	27.9	290	1,142,000	1,398,294
May 2013	36	10.1	42	11.8	63	17.7	105	29.5	110	30.9	356	1,155,500	1,477,125
Year-to-date 2014	94	5.8	244	14.9	305	18.7	415	25.4	576	35.3	1,634	1,200,000	1,560,366
Year-to-date 2013	161	13.1	210	17.0	287	23.3	269	21.8	306	24.8	1,233	950,000	1,324,185

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units****May 2014**

Submarket	May 2014	May 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	1,624,384	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,332,744	1,206,279	10.5	1,288,066	1,176,461	9.5
Coquitlam	--	1,119,882	n/a	962,980	920,766	4.6
Delta	--	--	n/a	1,032,600	1,013,183	1.9
Langley City	--	--	n/a	--	--	n/a
Langley District	1,011,959	984,258	2.8	869,988	988,552	-12.0
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	613,548	581,015	5.6	625,758	571,999	9.4
New Westminster	--	821,590	n/a	903,385	820,895	10.0
North Vancouver City	--	--	n/a	1,558,673	--	n/a
North Vancouver DM	--	--	n/a	1,785,830	2,001,926	-10.8
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	800,297	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,775,632	1,558,119	14.0	1,632,628	1,645,193	-0.8
Surrey Total	815,237	935,060	-12.8	840,354	862,542	-2.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,207,249	1,995,750	10.6	2,519,153	2,099,524	20.0
West Vancouver	--	3,712,935	n/a	4,021,158	4,011,793	0.2
White Rock	--	--	n/a	1,622,513	1,511,842	7.3
Indian Reserves	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>1,398,294</b>	<b>1,477,125</b>	<b>-5.3</b>	<b>1,560,366</b>	<b>1,324,185</b>	<b>17.8</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Greater Vancouver**  
**May 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup> (%)	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,704	6,111	4,705	57.5	814,418	5.4	795,440
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	YTD 2013	11,172	-12.9		27,182			757,056	0.0	
	YTD 2014	13,492	20.8		28,032			814,761	7.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6: Economic Indicators****May 2014**

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79		121.2	1,300	5.5	64.6	879
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Starts (SAAR and Trend)****May 2014**

<b>Abbotsford-Mission CMA<sup>1</sup></b>	<b>April 2014</b>	<b>May 2014</b>
Trend <sup>2</sup>	627	706
SAAR	1,221	1,016
	<b>May 2013</b>	<b>May 2014</b>
Actual		
May - Single-Detached	12	14
May - Multiples	66	71
May - Total	78	85
January to May - Single-Detached	67	78
January to May - Multiples	198	159
January to May - Total	265	237

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	14	0	0	0	0	67	0	4	85
May 2013	12	0	0	0	0	0	0	66	78
% Change	16.7	n/a	n/a	n/a	n/a	n/a	n/a	-93.9	9.0
Year-to-date 2014	72	0	0	0	0	146	6	13	237
Year-to-date 2013	67	0	0	0	56	0	0	142	265
% Change	7.5	n/a	n/a	n/a	-100.0	n/a	n/a	-90.8	-10.6
UNDER CONSTRUCTION									
May 2014	134	0	0	0	61	338	13	123	669
May 2013	121	0	0	0	112	0	0	154	387
% Change	10.7	n/a	n/a	n/a	-45.5	n/a	n/a	-20.1	72.9
COMPLETIONS									
May 2014	11	0	0	0	0	0	0	1	12
May 2013	16	0	0	0	6	0	0	0	22
% Change	-31.3	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-45.5
Year-to-date 2014	74	0	0	0	6	0	6	143	229
Year-to-date 2013	78	0	0	0	27	0	3	37	145
% Change	-5.1	n/a	n/a	n/a	-77.8	n/a	100.0	**	57.9
COMPLETED & NOT ABSORBED									
May 2014	50	0	0	0	65	0	n/a	n/a	115
May 2013	90	2	2	0	51	26	n/a	n/a	171
% Change	-44.4	-100.0	-100.0	n/a	27.5	-100.0	n/a	n/a	-32.7
ABSORBED									
May 2014	12	0	0	0	5	0	n/a	n/a	17
May 2013	22	1	0	0	9	0	n/a	n/a	32
% Change	-45.5	-100.0	n/a	n/a	-44.4	n/a	n/a	n/a	-46.9
Year-to-date 2014	91	1	0	0	27	10	n/a	n/a	129
Year-to-date 2013	104	2	4	0	19	3	n/a	n/a	132
% Change	-12.5	-50.0	-100.0	n/a	42.1	**	n/a	n/a	-2.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.2: Housing Activity Summary by Submarket**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2014	7	0	0	0	0	67	0	4	78
May 2013	9	0	0	0	0	0	0	66	75
Mission DM									
May 2014	7	0	0	0	0	0	0	0	7
May 2013	3	0	0	0	0	0	0	0	3
Indian Reserves									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2014	14	0	0	0	0	67	0	4	85
May 2013	12	0	0	0	0	0	0	66	78
UNDER CONSTRUCTION									
Abbotsford City									
May 2014	75	0	0	0	61	296	4	123	559
May 2013	90	0	0	0	112	0	0	154	356
Mission DM									
May 2014	59	0	0	0	0	42	9	0	110
May 2013	31	0	0	0	0	0	0	0	31
Indian Reserves									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2014	134	0	0	0	61	338	13	123	669
May 2013	121	0	0	0	112	0	0	154	387
COMPLETIONS									
Abbotsford City									
May 2014	5	0	0	0	0	0	0	1	6
May 2013	9	0	0	0	6	0	0	0	15
Mission DM									
May 2014	6	0	0	0	0	0	0	0	6
May 2013	7	0	0	0	0	0	0	0	7
Indian Reserves									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2014	11	0	0	0	0	0	0	1	12
May 2013	16	0	0	0	6	0	0	0	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



**Table 1.2: Housing Activity Summary by Submarket**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2014	29	0	0	0	65	0	n/a	n/a	94
May 2013	63	0	2	0	51	26	n/a	n/a	142
Mission DM									
May 2014	21	0	0	0	0	0	n/a	n/a	21
May 2013	27	2	0	0	0	0	n/a	n/a	29
Indian Reserves									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2014	50	0	0	0	65	0	n/a	n/a	115
May 2013	90	2	2	0	51	26	n/a	n/a	171
ABSORBED									
Abbotsford City									
May 2014	7	0	0	0	5	0	n/a	n/a	12
May 2013	14	0	0	0	9	0	n/a	n/a	23
Mission DM									
May 2014	5	0	0	0	0	0	n/a	n/a	5
May 2013	8	1	0	0	0	0	n/a	n/a	9
Indian Reserves									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2014	12	0	0	0	5	0	n/a	n/a	17
May 2013	22	1	0	0	9	0	n/a	n/a	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of Abbotsford-Mission CMA**  
**2004 - 2013**

	Ownership						Rental		Total <sup>(*)</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 2: Starts by Submarket and by Dwelling Type****May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Abbotsford City	7	9	0	0	0	0	71	66	78	75	4.0
Mission DM	7	3	0	0	0	0	0	0	7	3	133.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71</b>	<b>66</b>	<b>85</b>	<b>78</b>	<b>9.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type****January - May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	38	48	0	0	0	56	159	142	197	246	-19.9
Mission DM	40	19	0	0	0	0	0	0	40	19	110.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>78</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>159</b>	<b>142</b>	<b>237</b>	<b>265</b>	<b>-10.6</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Abbotsford City	0	0	0	0	67	0	4	66
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	0	0	0	0	67	0	4	66

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	56	0	0	146	0	13	142
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	0	56	0	0	146	0	13	142

**Table 2.4: Starts by Submarket and by Intended Market**  
**May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Abbotsford City	7	9	67	0	4	66	78	75
Mission DM	7	3	0	0	0	0	7	3
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	14	12	67	0	4	66	85	78

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	38	48	146	56	13	142	197	246
Mission DM	34	19	0	0	6	0	40	19
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	72	67	146	56	19	142	237	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 3: Completions by Submarket and by Dwelling Type****May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Abbotsford City	5	9	0	0	0	6	1	0	6	15	-60.0
Mission DM	6	7	0	0	0	0	0	0	6	7	-14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>11</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>12</b>	<b>22</b>	<b>-45.5</b>

**Table 3.1: Completions by Submarket and by Dwelling Type****January - May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	50	51	0	0	6	27	143	37	199	115	73.0
Mission DM	30	30	0	0	0	0	0	0	30	30	0.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>80</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>27</b>	<b>143</b>	<b>37</b>	<b>229</b>	<b>145</b>	<b>57.9</b>

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.



**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Abbotsford City	0	6	0	0	0	0	1	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	0	6	0	0	0	0	1	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	6	27	0	0	0	0	143	37
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	6	27	0	0	0	0	143	37

**Table 3.4: Completions by Submarket and by Intended Market**  
**May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Abbotsford City	5	9	0	6	1	0	6	15
Mission DM	6	7	0	0	0	0	6	7
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	11	16	0	6	1	0	12	22

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	45	51	6	27	148	37	199	115
Mission DM	29	27	0	0	1	3	30	30
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	74	78	6	27	149	40	229	145

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 4: Absorbed Single-Detached Units by Price Range****May 2014**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2014	0	0.0	1	14.3	4	57.1	0	0.0	2	28.6	7	--	--
May 2013	0	0.0	3	21.4	7	50.0	2	14.3	2	14.3	14	616,450	647,500
Year-to-date 2014	1	1.8	9	15.8	29	50.9	5	8.8	13	22.8	57	620,000	644,936
Year-to-date 2013	5	6.9	17	23.6	33	45.8	11	15.3	6	8.3	72	604,400	614,162
Mission DM													
May 2014	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
May 2013	1	12.5	6	75.0	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2014	15	44.1	13	38.2	6	17.6	0	0.0	0	0.0	34	457,450	467,028
Year-to-date 2013	5	15.6	24	75.0	2	6.3	1	3.1	0	0.0	32	467,350	484,181
Indian Reserves													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
May 2014	2	16.7	3	25.0	5	41.7	0	0.0	2	16.7	12	578,500	591,692
May 2013	1	4.5	9	40.9	7	31.8	3	13.6	2	9.1	22	584,450	590,109
Year-to-date 2014	16	17.6	22	24.2	35	38.5	5	5.5	13	14.3	91	565,900	578,465
Year-to-date 2013	10	9.6	41	39.4	35	33.7	12	11.5	6	5.8	104	560,030	574,168

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**May 2014**

Submarket	May 2014	May 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	647,500	n/a	644,936	614,162	5.0
Mission DM	--	--	n/a	467,028	484,181	-3.5
Indian Reserves	--	--	n/a	--	--	n/a
<b>Abbotsford-Mission CMA</b>	591,692	590,109	0.3	578,465	574,168	0.7

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**May 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup> (%)	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,263	2,903	2,286	55.2	536,186	7.3	517,151
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	YTD 2013	5,050	-17.7		12,561			482,928	-1.1	
	YTD 2014	5,910	17.0		13,031			514,950	6.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators

May 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79		119.7	93	7.5	67.6	800
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P &amp; I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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